

Musket Ridge Homeowners Association

Community Guidelines (Architectural Design Guidelines & Maintenance Standards)

Revision
February 28, 2018

Musket Ridge Homeowners Association
Community Guidelines

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SECTION 1: ADMINISTRATION

OBJECTIVES OF THE COMMUNITY GUIDELINES

To maintain and enhance the unique character and environment of the community, the primary objective of this document is to serve as a guide to aid members of the Architectural Review Board (the "ARB"), Homeowners and Residents. These guidelines address improvements for which Homeowners most commonly submit applications to the ARB. They are not intended to be all-inclusive or exclusive, but rather serve as a guide to what may be done. The specific objectives of this document are:

- To increase Homeowners' and Residents' awareness and understanding of the Association's Declaration of Covenants, Conditions, and Restrictions (the "Covenants" or "Declaration"), from which the authority is granted for creating rules and use restrictions;
- To define and illustrate design standards, which will aid Homeowners and Residents in developing exterior alterations and improvements that are in harmony with the immediate neighborhood and the community as a whole;
- To assist Homeowners and Residents in preparing a complete and acceptable application to the ARB and;
- To provide uniform guidelines to be used by the ARB in reviewing applications.

PROTECTIVE COVENANTS

The authority for the Association's regulation of the exterior appearance of the Lots (including improvements) within the community is founded in the Covenants, which were recorded in the County's land records by the community's developer ("Developer"). The intent of covenants enforcement is to assure Owners and residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment. Although Owners receive a copy of the Covenants as part of the Association- issued resale certificates, all too frequently the Covenants are not read and understood. Since these Covenants "run with the land," they are binding on all Homeowners and Residents whether or not they have been read. It is essential, therefore, that the Covenants should be periodically reviewed and fully understood.

Per Article VII, Section 5 of the Covenants, the architectural guidelines contained in this document have been adopted by the ARB and approved by Association's Board of Directors ("Board").

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The Covenants provide that the ARB is to regulate the external design and appearance of the Lots (including improvements on the Lots) in such a manner in such a manner so as to preserve and enhance property values and to maintain harmonious relationships among structures and the natural vegetation and topography. The Covenants also provide authority for the Association to regulate certain other matters, such as the maintenance and upkeep of the Lots (including the yards). These Community Guidelines are therefore composed of Architectural Design Guidelines as well as Maintenance Standards, and are part of the Association's rules and regulations. Collectively, the Covenants and the Association's Bylaws and rules and regulations are referred to as the Association's "Governing Documents."

In addition to compliance with the Governing Documents, owners and residents are required to comply with all applicable state and local laws, statutes, rules, regulations and ordinances. Any acknowledgment or approval by the ARB or the Board of an Owner's request is not intended to indicate that the Owner has complied with governmental requirements. Further, it is important to remember that, in many instances, the Governing Documents can include requirements that are stricter than governmental requirements. Also, the Owner is responsible for obtaining building and other regulatory permits and for calling "Miss Utility" before digging.

CHANGES REQUIRING ARB APPROVAL

Article VII, Section 5 of the Covenants states that the ARB must approve any change to the exterior appearance of one's Lot. All ARB approvals must be in writing. Further, once a plan is approved, it must be followed or the ARB must approve an additional modification request.

It is important to understand that ARB approval is not limited to major alterations such as adding a room or deck to a house, but includes such items as changes in color and materials. Approval is also required when an existing item is to be removed.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these Guidelines. A homeowner who wishes to construct a deck identical to one already approved by the ARB for another Lot is still required to submit an appropriate application.

Structures and Lot improvements originally constructed by homebuilders on the Lot, including but not limited to decks, fencing, landscaping, sunrooms, and walkways, are not subject to review by the ARB. Such structures and improvements have already been approved by the Developer or the Board and do not require an Architectural Modification application. However, any changes to the exterior appearance of original construction require ARB approval.

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REVIEW CRITERIA

The ARB evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be for another.

Design decisions made by the ARB in reviewing applications are not based on any individual's personal opinion or tastes. Judgments of acceptable design are based on the following criteria, which represent in more specific terms the general standards of the Covenants:

Concept Validity:

The basic idea must be sound and appropriate to its surroundings.

Design Compatibility;

The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in material, architectural style, quality of workmanship, color and construction details.

Impact on Neighbors:

The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access and drainage. For example, fences may obstruct views, breezes or access to neighboring property; decks or larger additions may cause unwanted shadows on an adjacent patio property or infringe on a neighbor's privacy. However, the ARB's approval of an application shall in no way relieve the applicant from his or her responsibility to ensure that the alteration does not improperly divert water onto a neighbor's Lot (or the Common Area) or otherwise improperly physically impact a neighbor's Lot (or the Common Area).

Scale:

The height, width and depth of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

Materials:

Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house.

Color:

Color may be used to soften or intensify visual impact. Parts of the addition that are similar to parts of the existing house, such as roofs siding and trim, shall match in color.

Workmanship:

Workmanship is another standard, which is applied to all exterior alterations upon completion. Alterations may be constructed or installed by homeowners themselves rather than a contractor, however, all work shall be done in a professional manner, and the quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the

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owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.

Timing:

Projects that remain incomplete for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated start and completion dates. The failure to commence a project within six (6) months of approval by the ARB or the failure to complete a project within six (6) months of commencement will require an application to the ARB for an extension of time to complete the project.

Other Approvals:

Approval of the ARB shall not be deemed to be an approval by all applicable governmental agencies or a waiver of the applicant's obligation to obtain any required government approvals or to comply with applicable local ordinances.

EXTERIOR MODIFICATION APPLICATIONS

Only Owners of Lots may sign and submit an Application for Exterior Modification ("Application"). Applications are available from the Association's Management Firm ("Management Agent"). The information provided by you on the Application will be used to determine the scope and detail of the proposed improvement or other modification. All Applications should include as much information as possible, specifically including the following, where applicable:

- A location plan or survey showing the location of house is required as part of all Applications. For example, the plan you received when you purchased your home can be used as your location plan. The plan should be a scale drawing of your lot that shows the dimensions of the property, the location of adjacent properties, if applicable, and all existing improvements. Those alterations that are the subject of the Application shall be clearly marked. Contour lines are required where drainage is a consideration.
- The style and specific description of materials to be used, including colors shall be shown.
- Dimensions of any additions, including dimensions of railings, posts, stairs, steps, benches, and other details.
- List of all exterior colors on the house and appurtenant structures; including color samples of the new color to be used.
- Estimated start date and completion date in terms of days after start.

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The ARB will perform a post-completion inspection of all approved modifications to insure compliance with the approved Application. The ARB will notify the Owner of any deviations observed from the approved application and suggested remedies.

The applicant (i.e., the Owner of the subject Lot) must sign the Application. Additional signatures by affected neighbors will indicate only their awareness of the Application.

Completed Application must be mailed or delivered to the Management Agent for processing and forwarding to the ARB.

REVIEW PROCEDURES

Each Application will be checked for completeness. If information that is pertinent for the review of the Application is missing, the Application will be returned, marked incomplete.

All information on or with the Applications, including sketches, landscaping, screening, will be considered as part of the proposed improvements unless explicitly noted otherwise.

The ARB must act upon all correctly filed Applications within 45 days after the ARB has received them. Applicants who's Applications require interpretation will be notified and asked to be present at the meeting to answer any questions concerning their Application. The notice of approval or disapproval of the Application by the ARB will be returned to the address on the Application, whether or not the applicant attends the meeting. As stated in Article VII. Section 6 of the Covenants, the ARB's failure to act on a correctly filed Application within the required 45-day time period does not result in the approval of the Application if it involves an addition or alteration that is specifically prohibited by the Covenants or the Architectural Design Guidelines contained in this document.

Acknowledgment by all adjacent property owners is needed; however, if an applicant has been unable to obtain an adjacent Owner's signature after more than one good faith attempt, the applicant can indicate as such on the Application. Their signatures on the Application form indicate an awareness of intent and do not constitute approval or disapproval. It is the responsibility of adversely affected residents to make their objections known to the ARB prior to the ARB's decision. Objections will be considered during the ARB's deliberations. Objecting residents (who have timely submitted written objections to the ARB or who appear at the ARB meeting and note their objections) will be notified of the ARB's decision.

APPEALS PROCEDURE

An appeals procedure exists for those affected by an ARB decision. To initiate the appeals procedure, applicants or other affected Owners must submit a written notice of appeal (that states all grounds for the appeal) so that it is received by the Management Agent (on behalf of the Association and the Board members) within 20 days of the date of the ARB's adverse ruling. If the appeal is submitted by an Owner other than the applicant, the Management Agent will promptly provide the applicant with written notice of the appeal, and the applicant must immediately stop any additional work or installations related to the

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approved Application and await a final decision by the Board. The Board's final decision on timely submitted appeals will be provided to the applicant and the Owner who appealed (if different) no later than 10 days after the next scheduled meeting of the Board following filing of the appeal. If this is a time sensitive matter, the Owner appealing the ARB decision should contact the President of the Association to request an expedited hearing.

ENFORCEMENT PROCEDURES

Improvements

Article VII, Sections 5 and 7 of the Covenants authorize the ARB to ascertain whether improvements on a Lot are in compliance with the provisions of the Community Guidelines and approved Applications. The following enforcement procedures shall be followed unless otherwise determined by the Board:

- All violations will be confirmed by a site visit by the ARB, the Management Agent, and/or a member of the Board of Directors.
- If the violation is confirmed, a violation notice will be sent by certified mail and first-class mail.
- If the violation is not resolved within 15 days after the written notice, a notice of hearing will be sent to the Owner (at least 14 days before the hearing date) by certified mail informing the Owner of the time and place of a hearing by the ARB (or by the Board) concerning the violation. A notice of hearing results will be sent to the Owner by certified mail within 7 days of the conclusion of the hearing.
- If the ARB cannot resolve the violation with the noncompliant Owner, the violation will be turned over to the Board of Directors with a recommendation for appropriate action. The action may include, but not be limited to the levying of a violation charge in amounts not to exceed those specified in Section 55-513 of the Va. Property Owners' Association Act.

Maintenance

In addition to, or instead of, the violation procedures referenced above and/or legal action, the Board, or its agents, may provide written notice to the Owner of a Lot setting forth the maintenance, repairs or restoration work that needs to be taken and demanding that such action be completed within 10 days (if required action cannot reasonably be completed within the specified time period, then such action must at least be started within the 10-day time period, and be completed within a reasonable period of time thereafter, as determined by the Board). If at the end of such time the required action has not been taken by the Owner, then the Board may exercise its right under Article XI, Section 1(1) of the Covenants to have the Association's agents enter onto the Lot (after given the Owner at least 14 days prior written notice of its intent to enter to repair, maintain or restore the Lot (including improvements and the exterior of the dwelling) as specified in the prior notice; all costs incurred by the Association shall be assessed against the Owner of the Lot and paid to the Association upon

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demand, and if not paid within thirty (30) days thereof, then to become a lien upon the Lot affected and subject to collection action.

AMENDMENTS TO THE COMMUNITY GUIDELINES

The ARB or Board may conduct periodic evaluations of the Community Guidelines to determine if amendments are required or recommended. Proposed amendments must be submitted to the Board for final adoption/approval.

GRANDFATHER CLAUSE

Any exterior modification or addition made to an Owner's Lot that has previously been approved by the Association and is properly documented prior to the adoption of these Community Guidelines, need not be modified in accordance with the guidelines specified herein. Those previously approved modifications will be considered acceptable under this clause. However, if a grandfathered modification or addition is ever replaced, the replacement item must fully comply with these Community Guidelines.

SECTION 2: PRINCIPAL & ACCESSORY STRUCTURES

GENERAL

Exterior alterations are considered to be those that substantially modify an existing structure on a lot either by subtraction and/or addition. The proposed alteration should be compatible in scale, materials and color with the original structure. In addition, the proposed alteration should be compatible in scale with the existing lot area, as well as with adjacent homes. All exterior alterations shall comply with applicable county building codes and setback regulations.

The following are examples of certain types of exterior alterations or improvements, and are intended to provide Owners with information on what is not allowed under any circumstances, as well as to provide Owners with guidance for completing and submitting a request for approval to the ARB.

AIR CONDITIONERS & FANS

Air conditioner units extending from windows or protruding from the existing structure are prohibited, and fan units shall not be permanently installed in windows. Necessary temporary installations of window fans are permitted as long as the fan does not extend beyond the exterior plane of the window frame; in addition, the temporary installation of window fans and/or window air-conditioning units are permitted (for up to a maximum 30 days in any calendar year) while your whole-house air-conditioning unit is malfunctioning and in need of repair or replacement.

Additional exterior air conditioning units which are typically installed on a level pad on the ground, or the relocation of existing units, may be considered so long as they are placed near existing units and do not have an unreasonably adverse audible or visible impact on adjoining Lots.

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ATTIC VENTILATORS

When mounted on the roof, attic ventilators and turbines shall be painted to match (as closely as possible) the color of the roofing shingles, and when mounted on a gable end of the house, they shall be painted to match the color of the siding or trim. Ventilators shall be mounted on the least visible side of the peak of the house to minimize their visibility from public areas and adjoining Lots.

AWNINGS

Awnings shall be located in the rear yard as part of a deck or patio design, shall be retractable, and shall be consistent with the visual scale of the house to which it is attached. Awnings shall be of a color which is compatible with the color scheme of the house, and shall be of a suitable material that is water repellent and resistant to decay. Exposed portions of structural supports for awnings should be painted to match the color of the siding or trim on the home.

CANOPIES & TENTS

Freestanding canopies and tents are considered to be seasonal and temporary equipment. They shall be compatible with the architectural character of the home in terms of style, materials and color and should match the trim or dominant color of the home, or be of an earth tone. Canopies and tents shall only be placed in the rear yard of the property, at least five feet from the side and rear lot lines. They shall be properly supported and anchored to prevent collapse during wind or inclement weather. Canopies must be disassembled and stored out of view of the street right-of-way and adjacent Lots from the end of October until the third week March. Tents shall not be erected for more than three days before or after the event with which they are associated, and shall be stored in a manner similar to that of canopies at all other times.

CHIMNEYS & FIREPLACES

Full chimneys must be constructed of materials to match the existing house or be constructed of brick or stone to complement it. Exposed piping is prohibited. Direct vent gas fireplaces should be designed as an architectural feature of the house, and shall be constructed of materials to match the existing house. Metal flues, any vent protruding through the roof, and chimney caps shall be painted to match the color of the shingles. Chimneys and fireplaces must be consistent with the original structure of the house and comply with applicable county building setback regulations.

DECKS & COVERED PORCHES

General:

Decks provide for an extension of a home's living space. They may be designed to include seating areas, trellises for shade and hanging plants, planter areas and hot tubs or spas with appropriate scale privacy screening. When deck design schemes include other exterior

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changes, such as fencing, lighting and plantings, other appropriate sections of the Community Guidelines shall be consulted prior to submitting an Application. All decks and covered porches must comply with applicable county building codes, including setback requirements.

Location:

Decks and covered porches shall generally be located in rear yards and shall not extend past the side plane of the home. The ARB may consider side yard locations on a case-by-case basis when lot size or topography prohibits a rear yard location, but the view of adjacent Owners will be considered.

Dimensions:

Deck and covered porch dimensions shall be appropriate to the scale of the home as sited on the lot. Decks and covered porches must be designed to appear as part of the house theme and designed to respect the aesthetic interest of neighboring properties. The roof style and pitch on covered porches shall match that of the existing home.

Railings:

In addition to traditional vertical picket style railings, homeowners should consider the use of Chippendale or Windowpane railings in the overall design of the deck. Railing height shall not exceed 42 inches, and privacy fence enclosures on decks shall not exceed six feet in height.

Stairways:

On ground level decks, stairs may be set perpendicular to the rear face of the deck, while on raised decks, stairways shall be set parallel to the rear face of the deck. For both safety and appearance, an intermediate landing should be considered on long flights of stairs and shall be provided on stairways exceeding eight treads and nine risers.

Materials:

Wood decks shall be constructed of pressure-treated lumber. Support posts, joists, ledger boards and band boards should be No. 2 Grade Southern Pine or better, while wood decking and railings should be No. 1 or Clear Grade Southern Pine. Composite decking and vinyl railings may be installed as an alternative to wood, however any wooden support components of such decks should be No. 2 Grade Southern Pine or better. On covered porches, any siding or trim shall match the style and materials of that on the existing house, and roofing shall match the type, style, dimensions and color of roofing material installed on the existing house. Any screening shall be of a black or dark bronze color.

Color:

Wood decks shall be treated with a clear or golden brown stain or preservative sealer. Single-family home decks may also be painted white or a color to match that of the house trim. Covered porch roofing shall be the color of the roofing material installed on the existing house, and any siding or trim shall match the color of that on the existing house. Painting or significantly altering the natural color of decks is prohibited.

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Drainage:

If changes in grade or other conditions affecting drainage are required for the construction of the deck or covered porch, those changes must maintain proper drainage, shall not adversely affect adjacent properties, and shall conform to applicable county regulations. In all cases in which a deck or covered porch is contemplated, consideration should be given to the use of porous material or mulched beds on the ground level to offset additional impervious deck area. The ARB will require details as to how proper drainage is to be maintained, especially when large areas are involved.

Permits:

The Owner is responsible for obtaining all required County Building Permits prior to construction. For decks constructed with stairway illumination, electrical permits may also be required.

DOG HOUSES & RUNS

Doghouses shall be located in the rear yard of single-family homes, and shall be screened from view of adjacent street and adjoining lots. Additionally, doghouses shall not exceed 12 square feet in area, shall have a maximum height of four (4.0) feet above ground level at the highest point of the roof, and shall be of a color that complements that of the existing home. Constructed doghouses shall match the siding and roofing on the existing home, while pre-fabricated doghouses shall be of a style that complements the existing home. Fenced dog runs are prohibited.

DOORS

Substantially identical replacements to exterior doors installed by the homebuilder, as well as matching additional hardware, such as peepholes, dead bolt locks, kick plates, doorknockers, and decorative handles, do not require ARB approval (or the submission of an Application). Doors and/or door hardware differing from those originally installed by the homebuilder shall be of a style and color compatible and complementary with that of the existing home, and shall require ARB review and approval of an Application.

Storm doors shall be "Full View" style, without significant decoration, ornamentation or edging, and the color of the storm door must match that of the existing door or the trim around the door. If the proposed storm door complies with these requirements, ARB approval of an Application is not required.

DRIVEWAYS

Extensions, modifications or additions to driveways will be considered only if there is no adverse aesthetic or drainage impact on adjoining Lots. Driveway modifications must be constructed of the same material as that in the existing driveway. Driveway modifications must be of a size and scale that will complement the property, rather than become a focal point. Extended driveways shall not be used for parking commercial, recreational, inoperable or unused vehicles. Driveways will not be permitted adjacent to the side of detached garages.

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GARAGES

Garages shall not be enlarged. Garage doors shall be substantially identical with the style and color installed by the homebuilder, and shall remain in a fully closed position when the homeowner is not present in the garage. Garage doors may only be painted one solid color that matches the siding of the house. No garage shall be converted to living space.

GAZEBOS

Gazebos shall be of a scale that is appropriate to the size of the home and Lot. They shall be located in the rear yard of the property and shall meet applicable county minimum setback requirements. Gazebos shall be constructed of cedar or pressure-treated wood and may have vinyl cladding. Exposed wood components shall either be treated with a clear or golden brown stain or preservative sealer to preserve the natural appearance of the wood; or shall be painted white. Gazebos with stained wood shall have cedar shake roofs, while painted and vinyl clad gazebos shall either have cedar shake roofs or roofs with the same style, type and color of shingles installed on the existing home. Screen materials shall be aluminum or nylon of a dark color.

HOT TUBS AND SPAS

Exterior hot tubs and spas shall be located directly behind the home, and are required to be reasonably hidden from public view. A hot tub or spa must have a locking hard cover when not in use, and any application must address issues such as proper drainage and safety. The incorporation of hot tubs and spas as an architectural feature of decks and patios is encouraged, and the exterior finish of an elevated hot tub or spa shall complement the exterior finish of the home, deck or patio to which it is attached or most closely related. Landscaping or screening should also be considered in the design and location of the hot tub or spa.

HOUSE NUMBERS

House numbers shall match or complement the existing house numbers installed by the Homebuilder. They shall be legible, and be of a size, material and color appropriate to the house.

LIGHTING

Exterior lighting fixtures have been selected and approved to present a uniform architectural theme for the community. Replacement exterior lighting does not require approval by the ARB as long as the fixture and color are substantially identical to that originally installed by the homebuilder. In the event that an original fixture or color is no longer available, the ARB may approve a similar alternative. Lighting which is a part of the original structure shall not be altered without ARB approval. Where light fixtures are proposed in place of the original fixtures, they must be compatible in style and scale with the applicant's home.

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Light sources must produce a white or incandescent light, and yellowish light sources, such as high-pressure sodium lights, are prohibited. Exterior lighting, including entrance, flood and security lights, shall not be directed outside the applicant's property. Applications for exterior building lighting shall include a complete description of the light fixture and its proposed location on the building, including dimensions, material, color, wattage, and height of fixture(s) above ground. ..

PAINTING & STAINING

Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing, and other appurtenant structures. Any change of exterior color for homes shall be in conformance with existing neighborhood color schemes and shall require the approval of the ARB. Repainting or staining specific house components to match their original color need not be submitted for approval.

PATIOS

Patios shall be located in the rear yard of the property, and shall be set back from all property lines as required by applicable county regulations. They may be constructed of concrete, brick, stone or commercial pavers, or some combination thereof. Proper workmanship to ensure solid construction and attractive appearance is required.

RECREATIONAL EQUIPMENT

All permanent recreation and play equipment shall be installed in rear yards, shall be of a scale appropriate to the home and Lot, and shall be of a muted earth-tone color. Screening may be required by the ARB for any recreation or play equipment to help minimize any visual impact on neighboring homes. No permanent recreation and play equipment shall be installed in front yards nor should they be visible from the street.

While the use of portable play equipment does not require approval of the ARB, it shall be stored out of view from the street right-of way and neighboring Lots when not in use. All portable recreation or play equipment, such as toys, bicycles, etc., shall be removed from the front yards on a daily basis, and stored in the garage or rear yard with the exception of portable basketball backboards (see below).

Basketball backboards that are permanently installed or attached to homes are prohibited. Due to the potential safety hazard for both children and vehicular traffic, any portable basketball backboard should not be used in the public street right-of-way, as well as within ingress/egress easements. It is recommended that portable basketball backboards be in the driveway; when on the driveway, these backboards may not be within 5 feet of the sidewalk to avoid encroaching on the walkway. All backboards must be well maintained, including nets. Additionally, the base of the portable backboards should be filled with sand. Bags of sand, weights or other heavy objects may not be stored on top of the base. If the backboard is not in working condition, it must be stored in the rear yard and not visible from the street.

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Due to the potential safety hazard for both pedestrians and vehicular traffic, any portable basketball backboard used in the public street right-of-way may be reported to applicable state or local authorities for removal

ROOFING

Any replacement of roofing shall be done with the same type, style, dimensions, material, color and 30-year service life as that originally installed by the homebuilder.

SHEDS & GREENHOUSES

Inconsiderately placed or poorly designed sheds can visually and functionally negate an otherwise desirable residential area. Therefore it is important to remember in choosing and locating a shed that there are needs other than storage that must be considered. Sheds and greenhouses shall comply with applicable county setback regulations.

Sheds and greenhouses shall be substantially identical to the style, color and material of the home as originally installed by the homebuilder as a result, metal sheds are prohibited. They shall be free standing on an appropriate foundation and placed in the rear yard. They shall only be one story tall. Sheds and Greenhouses shall have a maximum footprint of no more than 140 square feet with a roof line no higher than approximately 10 feet.

Gable roofs are in keeping with the architecture of the community and are preferred. Sheds and Greenhouses shall not be attached to the house or incorporated into perimeter fencing.

Prefabricated sheds with a maximum height of four and a half (4.5) feet and a maximum footprint area of 33 square feet will only be permitted in the rear yard of single-family lots. To minimize their visual impact, they shall be of a neutral or earth tone color, and shall be located adjacent to the rear face of the home.

SIDING & VENEERS

Any replacement of siding, and brick or stone veneer shall be done with the same type, style, dimensions, material and color as that originally installed by the homebuilder.

SKYLIGHTS

Skylights shall be mounted on a rear roof location, parallel with the roof plane. Bubble or elevated types of skylights will not be permitted. The glass or surface material shall be clear or dark tinted, and shall not be white tinted.

SOLAR PANELS AND SOLAR WATER HEATERS

Solar panels and solar water heaters shall be located in the rear yard of the Lot at ground level; however, the ARB may, on a case-by-case basis, grant written approval allowing solar panels to be installed on the roof of the home, after giving consideration, for example, to whether ground- level, rear-yard placement is suitable for effective use of the solar panels and to recommendations of the solar panel manufacturer and/or licensed installer. They shall be

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designed and located to minimize their visual impact, and where feasible, shall be screened by vegetation.

SUNROOM & ROOM ADDITIONS

The design of sunrooms or other room additions shall be compatible in design, scale, materials and color with the applicant's home and adjacent homes. Siding and roofing shall be of the same style, size, materials and color, as that of the existing home, and roof pitch shall match that of the existing home. Windows and doors shall match or complement those of the existing home, and shall be located in a manner which relates well to the location of exterior windows and doors in the existing home.

SWIMMING POOLS

Permanent in-ground swimming pools are permitted in the rear yard of the Lot. On-ground and above-ground swimming pools (temporary or permanent) are prohibited, except that:

(1) "kiddie pools" not exceeding six-feet in diameter and one-foot in height are allowed in a Lot's rear yard while actually being used (when not in actual use, they must be emptied and properly stored out of view); and

(2) the ARB may approve stationary swimming pools (Endless Pool™-type) for installation on a permanent or semi-permanent basis (i.e., removed when the occupant moves from the Lot) in a manner similar to hot tubs (as addressed above), taking into account whether the installation is screened from view and whether it is aesthetically or architecturally consistent or complementary with the surrounding structures and/or landscaping. Pools (if approved) shall be located in the rear yard of the Lot and shall be constructed to insure that proper yard drainage can be maintained. They shall comply with all applicable county and state regulations regarding location, equipment and fence enclosures, and shall be provided with safety covers when not in use.

WINDOWS

Replacement of windows with substantially identical windows does not require the approval of the ARB. New windows shall match the type originally installed by the homebuilder in the applicant's house and shall be located in a manner which will relate well to the location of exterior openings in the existing house.

SECTION 3: LANDSCAPE AND LIGHTING

ARBORS, PERGOLAS & TRELLISES

Arbors, pergolas and trellises shall not exceed eight feet in height from the ground or deck floor level, and arbors and pergolas shall not be enclosed to create a solid, visual barrier. When attached to a deck or fence, arbors and trellises shall be of the same materials and color as the deck or fence.

Arbors, pergolas and trellises may be constructed of wood, vinyl or metal. Wood arbors, pergolas and trellises shall be constructed of cedar, pressure-treated fir or pressure-treated pine. They may be treated with a clear or golden brown stain to preserve the natural appearance of the wood, or may be painted white. Vinyl and metal arbors, pergolas and trellises shall be white in color. However, when adjacent or attached to metal architectural fences, arbors and trellises shall be painted a black color that matches that of the fence.

COMMON AREAS

At no time shall Association Common Areas be used as a dumping ground for any debris. Organic debris, such as grass clippings, leaves, and branches; inorganic waste, such as dirt, rocks and building materials; and any other trash shall not be discarded in Common Areas, and shall be properly disposed of at a licensed landfill.

Homeowners shall not expand their property into Common Areas, and will be required by the Association to restore any area so disturbed to its natural vegetative condition.

Only the Board has the authority to have trees, shrubs or other plant material planted on the Common Area.

DECORATIVE OBJECTS

Permanent Decorations

Hanging birdhouses and birdfeeders not over 18 inches in length, 24 inches in height and 12 inches in depth do not require ARB approval; however, they shall not create a health problem or nuisance to adjacent residents. Wind chimes also do not require approval, as long as they do not become an auditory nuisance to adjacent residents.

All decorative yard objects such as figurines, fountains, gazing balls, sculpture, and statuary require ARB approval. Decorative yard objects shall complement, rather than detract from, the appearance of the home and grounds, and shall be located in the rear yard of the property. If the use of any decorative yard object is deemed to be excessive, unsightly, or offensive, the Board shall have the authority to have the Owner remove the unacceptable item.

Seasonal and Temporary Decorations and Lighting

Seasonal holiday decorations and lighting do not require approval of the ARB. However, Owners and residents shall give consideration to a style, scale, quantity and color range of decorations and lighting that complement, rather than overwhelm, the home and grounds.

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Consideration shall be given to the effect excessive or oversized decorations have on neighbors and the neighborhood. All seasonal decorations and lighting shall be installed no earlier than 30 days before the applicable holiday and shall be removed within 30 days after the end of the applicable holiday.

Temporary decorations and lighting for births, gatherings, homecomings and parties also do not require the approval of the ARB, but they shall be removed within a week of the event with which they are associated.

FENCING

Fencing is used to separate property, provide security and visual privacy, or architecturally define space. In achieving any one of these goals, a barrier is created which has both visual and physical impact on the boundaries or common land and properties of adjacent homeowners. Careful consideration shall be given to the basic fencing concept and the manner in which the concept is executed.

Perimeter Fencing (fencing around the property)

Perimeter lot fencing shall be located along the boundaries of the rear and side yards. Fencing shall begin at the rear corner of the house and extend directly perpendicular to the boundary line. Corner lots are considered to have two front yards. Fencing shall extend no closer than 12 feet from the sidewalk. Relationship to adjacent houses and other site factors shall also be considered in determining fencing locations. Where applicable, perimeter fencing shall be installed to avoid double fencing, dead spaces and maintenance issues. Perimeter fencing shall not exceed a maximum height of 6 feet. All fences shall be maintained in an upright manner. Wooden fences shall be treated with a clear or golden brown stain or preservative sealer to maintain the natural appearance of the wood.

Privacy Fencing (fencing around an object)

Privacy fences will only be permitted to provide limited screening on decks and around patios for sitting/dining areas, hot tubs and spas. Such fences shall be located directly behind the house, shall have a maximum height of six feet. Privacy fences may consist of wood or vinyl; however, it shall match the material of any perimeter fencing installed on the lot, with the exception of architectural metal fences. All fences shall be maintained in an upright manner. Wooden fences shall be treated with a clear or golden brown stain or preservative sealer to maintain the natural appearance of the wood.

FURNITURE

Outdoor furniture on porches or in rear yards does not require approval by the ARB but shall be of a style and scale that does not detract from the home and grounds, shall be specifically designed for outdoor use, and kept in good repair. The use of interior furniture in yards and on porches, decks, and patios is prohibited. Other than on front porches, outdoor furniture is not allowed in front yards.

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GARDENS

Gardens, such as cutting, herb and vegetable gardens, shall be located in the rear yard of the property and shall not cover more than 25 percent of the open area in the yard. They shall not adversely impact or damage abutting properties- in terms of weed growth, unsightliness and drainage. Protective dark-colored mesh fencing, measuring no more than 24 inches in height, may be used as an animal deterrent, but it shall be removed at the end of the growing season and stored out of view of the public street right-of way and adjacent properties. Any stakes or supports shall also be removed at the end of the growing season and shall be stored in a similar manner.

IRRIGATION SYSTEMS

Irrigation systems for turf, plants, shrubs and trees shall be professionally designed and installed to provide uniform coverage of vegetated areas while minimizing over-spray on impervious surfaces such as walkways, driveways and the house itself. Sprinkler heads shall be designed and installed to direct irrigation water away from public streets and walkways.

LANDSCAPE

Design

In designing the landscape around a home, consideration should be given to selecting plant materials that will be an appropriate size for the intended location. Mature size, both in height and spread, should always be taken into consideration, especially when locating plant materials close to structures or walkways. Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular and pedestrian traffic, as well as to preserve views of open space areas. Consideration should also be given to the effect plantings will have on views from neighboring lots. Shade and branch patterns of larger trees should be carefully considered. Where possible, trees should be clustered rather than widely spread, and consideration should be given to augmenting trees and taller shrubs with low spreading shrubs and/or ground cover.

Both foundation and island planting beds, as well as decorative planters, should also be considered in the design of the grounds. Where planting beds are shared with an adjacent Lot, a uniform scheme should be agreed upon to avoid the appearance of the beds being "split down the middle". Bricks, mulch, sand, stone and similar materials may be used as minor design elements, but shall not dominate the landscape design. Monolithic paving or covering front or side yard or portions thereof with gravel, stones, pebbles as the principle design element will not be permitted

Landscape Lighting

Properly designed landscape lighting, such as pathway lighting and accent lighting for trees and shrubs, can enhance the appearance of the home and grounds. However such lighting shall be used judiciously and shall not overwhelm the overall appearance of the home and grounds. Additionally, landscape lighting shall not be directed outside the applicant's property, and shall not create a nuisance to surrounding homeowners.

Light sources must produce a white or incandescent light, and yellowish light sources, such as High-Pressure Sodium lights, are prohibited. Landscape lighting shall comply with all

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applicable electrical codes, and should be professionally installed by a licensed electrician. Any wiring associated with the lighting must be concealed out of sight of public view. Applications for exterior building lighting should include a complete description of lighting fixtures and their proposed locations, including type, dimensions, material, color, wattage, and height above ground.

Water Gardens

Water gardens shall be located in the rear yard of the property. The safety of household members, guests and neighbors shall be taken into consideration in the design, location and extent of such features. Consideration shall also be given to limiting access to the feature through the use of perimeter yard fencing.

Plant Material

Replacement of plant materials originally installed by the homebuilder or previously approved by the ARB in the same location with the same plant type and height at maturity does not require approval by the ARB. Plant materials that exceed 24 inches in height at installation or at maturity, as well as plant materials used to create barriers, hedges or screens, will require the approval of the ARB. No hedges shall be planted in the front or along the side of any residence. Rear hedges shall not exceed 6 feet in height.

LAWN & GARDEN EQUIPMENT

Lawn and garden equipment, such as lawnmowers, hoses, tools, and wheelbarrows, shall be stored out of view from street rights-of-way. Where sufficient interior storage space is not available within a home, lawn and garden equipment shall be stored adjacent to the rear of the home either in a shed or in a confined or screened area to reduce its visibility from adjacent properties.

TREE REMOVAL

Except as required for proper sight lines, no tree of a diameter of more than four inches (measured two feet above ground level) shall be removed without the approval of the ARB; except that diseased trees or trees which pose imminent danger to people or property shall be promptly removed, properly disposed of at a licensed landfill, and replaced with the same type and species of tree.

WALLS

In highly visible areas, such as yards adjacent to street rights-of way, terrace and retaining walls shall be composed of materials that will complement the home, such as brick or stone. The use of landscape timber walls or segmental block walls shall be restricted to low visibility areas in the rear yard of the property. Due to the location of underground utilities along the public street frontage of most lots in the Single family, terrace and retaining walls shall not be permitted within the front building restriction line of Lots. Terrace and retaining walls must not adversely impact drainage and may require landscaping to soften their visual impact. Free-standing walls will not be permitted.

SECTION 4: MISCELLANEOUS

ANIMAL CARE & CONTROL

Per Article VI, Section 8 of the Covenants, only common household pets (such as dogs and cats) are allowed to be kept or maintained on any Lot. In addition, in accordance with applicable county regulations, dogs and any other animals, except cats, shall not be allowed to run at large at any time, and shall be kept on a leash or otherwise its owner¹s or custodian's immediate physical control at all times when off the property of their owner or custodian. Additionally, dog or other animal owners shall promptly remove any waste deposited by their pet on private- property and Common Area, as well as in public street rights of way, and dispose of the waste properly.

Animals shall not be kept or maintained in such a manner as to cause unsanitary conditions or offensive odors. Interior and exterior areas of doghouses shall be kept free of animal waste and debris. Additionally, dogs and any other animals shall be kept quiet so that they do not create a nuisance for nearby Owners and residents. If the lot is on-fenced, any dogs left unattended shall be kept on a leash in the rear yard only.

ANTENNAS & SATELLITE DISHES

Permissible Antennas/Dishes:

All antennas and satellite dishes are prohibited within the community except those specifically covered by the Federal Communications Commission's Over-the-Air Reception Devices (OTARD) Rule, which include the following "Permissible Antennas" on Lots:

- (1) a "dish" antenna that is one meter (39.37") or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite;
- (2) an antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via MMDS (wireless cable) or to receive or transmit fixed wireless signals other than via satellite;
- (3) an antenna that is designed to receive local television broadcast signals.

No other exterior antennas shall be erected or permitted on any structure, Lot or Common Area within the community. Prior written notice of installation of any antenna is requested by the ARB. This notification should be given as much in advance of actual installation as reasonably possible; if prior notice is not given, the Owner (or tenant) must provide written notice of installation within ten (10) days after the installation.

Installation Requirements/Considerations:

1. For aesthetic and safety reasons, masts (or poles) shall only be used if needed to achieve acceptable quality signals and, if used, shall be no higher than absolutely

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necessary to receive such a signal.

2. In no event shall Permissible Antennas or masts encroach upon Common Area or any other Owner's Lot (for instance, a mast cannot be installed so that it, or the antenna attached to it, extends over a Lot's boundary line).
3. To reduce their visibility, all Permissible Antennas shall be located as unobtrusively as possible in an area on the property that still attains a quality signal. Where reception can be attained at ground level, the satellite dish shall be set on a 30 to 36-inch metal post as close as is practical to the foundation of the house and shall be screened by shrubs to reduce its visibility. Whenever possible, Permissible Antennas shall be set in the rear or side yard of the lot, and in those instances where the direction of reception is toward the front of the house, shall be set back of the front face of the house in the side yard. If reception cannot be achieved near ground level, Permissible Antennas may be attached to the corner of the house at the lowest elevation where a signal can be attained. Installation on the roof (or roof eave) is allowed only if the above-referenced locations do not permit receipt of an acceptable quality signal.
4. Permissible Antennas shall be installed in accordance with the manufacturer's specifications and must be properly grounded. All installation work shall be done in a professional manner.
5. Exposed wiring is prohibited except within 3 feet of the Permissible Antenna; instead, all cables/wires are to be run inside the home or underneath the home's exterior siding or trim. If exterior cables/wiring is necessary, then it must be located along trim boards or downspouts to minimize their visibility, and must be enclosed in a conduit of a color that will blend as nearly as possible with the adjacent siding or trim material (if conduit cannot be placed in the necessary location or if conduit of the required color is not available, then the color of the exposed exterior cables/wiring must be of a color that will blend as nearly as possible with the adjacent siding or trim material).

Permissible Antennas must remain in good repair and must be removed from their mounting location when no longer being used by the home's occupant.

The Association's restrictions on Permissible Antennas shall not be interpreted or enforced in a manner that would violate the OTARD Rule by (1) unreasonably delaying or preventing installation, maintenance or use of a Permissible Antenna; (2) unreasonably increasing the cost of installation, maintenance or use of a Permissible Antenna; or (3) precluding a Permissible Antenna's reception of an acceptable quality signal.

BANNERS & FLAGPOLES

Holders for banners and temporary flags shall be securely attached to the dwelling, and staffs to which the flags are attached shall not exceed five feet in length. Freestanding flagpoles shall be located in the rear yard of the Lot, shall not exceed eighteen feet in height, and shall be installed and maintained in a vertical position. Due to the location of underground utilities in the front yards of most Lots, suitable areas to install freestanding flagpoles in the front yard of Lots in the community are limited, and requests for exceptions will be reviewed by the ARB on a case-by- case basis.

CLOTHES LINES

Clotheslines are prohibited in any location where it, or the clothes on the line, would be visible from any adjacent property (including, e.g., from a neighbor's yard or from the

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street). In addition, no clothing, laundry or wash shall be aired or dried on any portion of a Lot where it would be visible from any adjacent property.

COMPOST BINS & PILES

Compost bins and piles are not allowed in the community.

GRILLS & OUTDOOR HEATING DEVICES

The use of portable grills or other portable outdoor heating devices, such as chimineas, fireplaces and propane area heaters, shall comply with all applicable county regulations. All grills and heating devices shall be used and stored in the rear yard of the Lot, and a dark-colored, water repellent cover shall be placed over grills when not in use.

EXPOSED WIRING

Exposed wiring (e.g., for utilities) is prohibited except within 3 feet of the junction box attached to the home; instead, wiring must be placed under the home's exterior siding or trim, or covered in a manner to match the color of the siding or trim. Exposed wiring at the junction box must be neatly arranged.

INSECT TRAPS

Electric or propane insect traps shall not be installed or maintained in such a manner as to cause a visual or audible nuisance to adjacent residents, and shall only be operated during those times when the immediate area protected by the trap is occupied by the Owner, residents or guests. Insect traps shall only be installed in the rear yard of the Lot, and shall not be allowed in front of, or on the front porch of, the home.

MAILBOXES

Mailboxes shall be substantially identical to the original mailboxes installed by the homebuilder throughout the community. Solid PVC mailbox covers are permissible but should be of a muted color to blend in with the landscape and match the color scheme of the house.

SECURITY DEVICES

Any security equipment, including cameras, fixtures and conduits shall be designed, located and installed so as to be an integral part of the architecture of the home, and shall not detract from its design and appearance. Barred or ornate metal security door or grilles are prohibited. No more than four cameras shall be installed on the exterior of the house or property. The field of view of security cameras shall be limited to the confines of the applicant's property and shall be documented as such in the Application. Security cameras shall not be used to monitor any Common Areas or any neighboring properties.

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SIGNAGE

Per Article VI, Section 7 of the Covenants, the only signs permitted within the community are customary home and address signs and real estate sale or lease signs, if compliant with these Guidelines or approved in writing by the ARB ("Permitted Signs"). No more than one Permitted Sign shall be displayed to public view on any Lot and must be less than or equal to two square feet in total surface area and may not be illuminated. All Permitted Signs advertising the property for sale or rent shall be removed within three (3) days from the date of the conveyance of the Lot or of the execution of the lease agreement, as applicable.

Business Signage: No business sign or other advertising device of any nature shall be placed upon a Lot (including signs placed on motor vehicles).

Real Estate Sales/Rental Signage: Real estate signs shall be limited to metal signs. Post and arm style signs, as well as window signs are prohibited. One real estate sign may only be placed in the front yard of the available property. In the public street right-of-way, the County regulates real estate signs. In Common Areas real estate signs are prohibited.

Political Signage: Temporary political signs are deemed to be customary home signs, and shall be permitted one month prior to Election Day and removed immediately thereafter.

STORAGE

In accordance with Article VI, Section 9 of the Declaration, no accumulation or storage of new or used building materials is permitted on the exterior of any Dwelling Unit.

During construction of approved structures and Lot improvements, construction materials must be stored in an organized manner and shall not present a hazard to adjoining properties. No trash or debris of any kind shall be burned or allowed to accumulate on the Lot during construction, and excess material shall be immediately removed after completion of construction.

Firewood shall be neatly and inconspicuously stored in a stack with a maximum height and depth of four feet, and shall not contain logs with a length greater than four feet. Firewood stacks shall be located in the rear yard of the lot, at least five feet from the side or rear lot lines, and shall be covered with a dark or earth tone tarp to reduce their visibility.

TRASH AND RECYCLING RECEPTACLES

Trash and recycling receptacles shall be stored out of view of the street right-of-way at all times, except on scheduled trash/recycling collection days. Trash and recycling material shall be collected and stored only in suitable receptacles designed for such purpose, and shall not be stored solely in plastic bags. Each Owner and resident shall also be responsible for keeping all trash secured in such containers. Where sufficient interior storage space is not available on single-family homes, trash and recycling receptacles shall be stored adjacent to the rear of the home either in a shed or in an area screened by fencing or vegetation to reduce its visibility from adjacent properties.

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VEHICLES AND VEHICULAR PARKING

Private Lots and Common Areas

In accordance with Article VI, Sections 14, 15 & 16 of the Declaration:

"Section 14. No inoperable, junk, unregistered, unlicensed or uninspected vehicle shall be kept on the Property. No portion of the Property shall be used for the repair of a vehicle.

Section 15. No commercial or industrial vehicle, such as but not limited to moving vans, trucks, tractors, trailers, vans, wreckers, tow trucks, hearses and buses, shall be regularly or habitually parked or parked overnight on the Property, except upon the prior written approval of the Architectural Review Board. Commercial vehicles shall be deemed to include cars and vans in styles normally used for private purposes but painted with or carrying commercial advertising, logos, or business names or containing visible commercial materials.

Section 16. No recreational vehicles or equipment, such as but not limited to boats, boating equipment; travel trailers, camping vehicles or camping equipment shall be parked on the Property, other than within a garage, without the prior, written approval of the Architectural Review Board, as to location, size, screening and other relevant criteria. The Association shall not be required to provide a storage area for these vehicles."

The Association may enforce the above provisions of the Declaration by towing any non-complying vehicle upon 24 hours' notice at the vehicle owner's expense.

Vehicle parking will not be allowed on Lot or Common Area lawn areas/open spaces, in fire lanes, or in any other area not designed for vehicle parking. Vehicles parked on Common Area lawns/open spaces (or other parts of the Common Area not designed for vehicle parking) are subject to immediate towing without notice (other than the notice provided by this document). Vehicles parking on a driveway shall not cross a sidewalk in such a manner to preclude pedestrian access along community sidewalks.

Any in-home businesses ("home occupations") that are allowed by applicable county regulations (and are otherwise consistent with the residential nature of the community) shall not generate significant traffic or parking usage by clients, customers or other persons related to the business.

Parking Regulation Enforcement

Although enforcement of parking regulations associated with Lots and Common Areas in the community is the responsibility of the Association, enforcement of public street parking regulations is the sole responsibility of the County. Therefore, inquiries and complaints regarding compliance with parking regulations on Lots and Common Area shall be directed to the Management Agent, while inquiries and complaints regarding compliance with parking regulations on public streets shall be directed to the Sheriff's Office.

Only an authorized representative of the Association (i.e., a designated member of the Board or the Management Agent) is authorized to initiate towing from Common Area. With regard to noncompliant vehicles on Lots, either an authorized representative of the Association or the Owner of that Lot is authorized to initiate a towing. As an alternative to, or in addition to, towing, the Board may elect to take other enforcement action to address the violation.

SECTION 5: MAINTENANCE

GENERAL

Property ownership includes the responsibility for maintenance of all improvements associated with the property. Maintenance affects the visual character and economic values of the property and neighborhood, and some cases, safety. To preserve and protect the investment in their homes and to limit their personal liability, Owners shall keep all improvements on their lots in good condition and repair.

PRINCIPAL & ACCESSORY STRUCTURES

Home exteriors and accessory structures shall be maintained in good condition. Any exterior building components, such as doors, gutters and downspouts, railings, roof shingles, windows, siding and trim, that are damaged, missing or otherwise in a state of disrepair, must be repaired at the earliest opportunity after it is observed. Painted or stained surfaces shall be re-painted or re-stained to maintain consistent coverage and protection to the underlying material.

GROUNDS

Lot improvements such as walkways, fences and lighting shall also be maintained in good condition; any components that are damaged, missing or otherwise in a state of disrepair shall be repaired at the earliest opportunity after it is observed.

Each Owner is responsible for picking up litter, as well as for preventing wind-blown litter from originating, on their Lot. Owners are required to maintain walkways and driveways on their Lot, including for example, keeping them clear of debris, leaves and branches, snow and ice. Within 12 hours after the end of a storm event, walkways and driveways shall be cleared of snow and ice, and sand or other abrasives shall be broadcast over areas where ice removal is not feasible or ice formation is likely. The use of any rock salt, deicing salt or chlorides that will cause deterioration to brick, concrete or mortar surfaces is prohibited.

All portions of a Lot that are not covered by a structure or other form of impervious surface, such as driveways and walkways, must be maintained with groundcover, turf or other vegetation, and no bare earth shall be exposed on a Lot. Planting beds and garden areas shall be mulched, and shall be kept free of significant weeds, grass other than ornamental grass and debris. Climbing vines must be trained to grow on trellises, and shall not be permitted to grow up the wall of the dwelling.

Mowing:

During the growing season, all turf areas shall be kept neatly mowed, and shall not be permitted to grow beyond six inches in height. Turf areas shall be kept as weed free as possible, and at no time shall weed cover exceed more than twenty-five percent of the total turf area.

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Fertilizers, Herbicides and Pesticides:

As good stewards of our environment, it is essential that proper lawn and garden fertilization, weed control and pest control practices are followed. Adherence to the manufacturer's recommended application practices is critical, especially near ponds, waterways, and neighborhood play areas. Care shall be taken to avoid over-fertilization of lawns and gardens, and to fertilize when there is the least chance of run-off. All soil should be tested to insure the proper type and amount of nutrients are applied to lawn and garden areas. The use of herbicides and pesticides should be avoided if at all possible, but when necessary, shall be in strict accordance with the manufacturer's instructions. To ensure the least harm to the natural environment, emphasis should be placed on the use of organic and biodegradable materials.

Pruning:

Trees and shrubs shall be properly pruned as necessary to maintain their size in proportion to the lot and home. Dead or diseased limbs shall be removed from trees to prevent damage or injury in the event they fall, and low hanging branches along walkways shall also be removed to prevent injury. Any dead or diseased plants, shrubs or trees shall be immediately removed and disposed of properly to prevent potential infections from spreading to other vegetation.

Watering:

Turf areas and plant materials should be watered to maintain their viability. It should be emphasized, however, that excessive watering can have detrimental impacts on turf and plantings just as severe as the lack of watering. Where irrigation systems have been installed on the property, it is important that the system be monitored to insure the optimal amount of water is being supplied to lawn and garden areas.